821, 823, 5, 9

bldg height can adjust for extra freeboard.

state code 1' freeboard

really hard to increase impervious

FB 78

BM HOM21 JOB 5

ARCHITECT REFUSED TO ACCEPT NO BASEMENT RULE, SO I WALKED —

Lowest Floor Guide

PUTTING IT INTO PERSPECTIVE...

Section A and C of the Elevation Certificate (EC) provide fields for entering numerous measurements that the C2 of the EC. The circled letters and numbers on the building diagram correspond to the elevations entered in Items C2. a-h in Section C, Item C2.

Enclosures and Breakaway Walls

HOME BUILDER'S GUIDE TO COASTAL CONSTRUCTION — Technical Fact Sheet No. 8.1

Purpose: *To discuss requirements and recommendations for enclosures and breakaway walls below the Base Flood Elevation (BFE).*

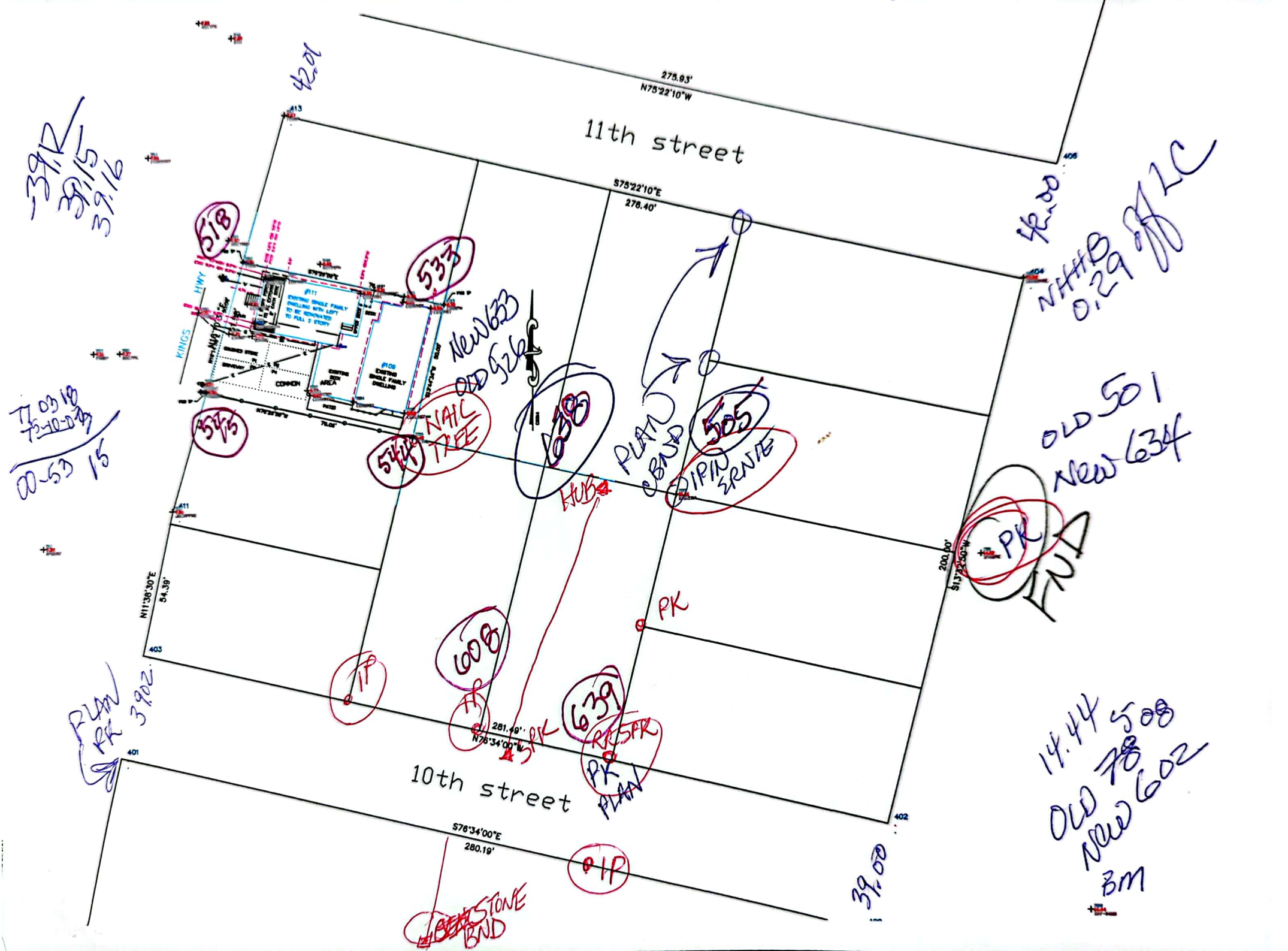
Key Issues

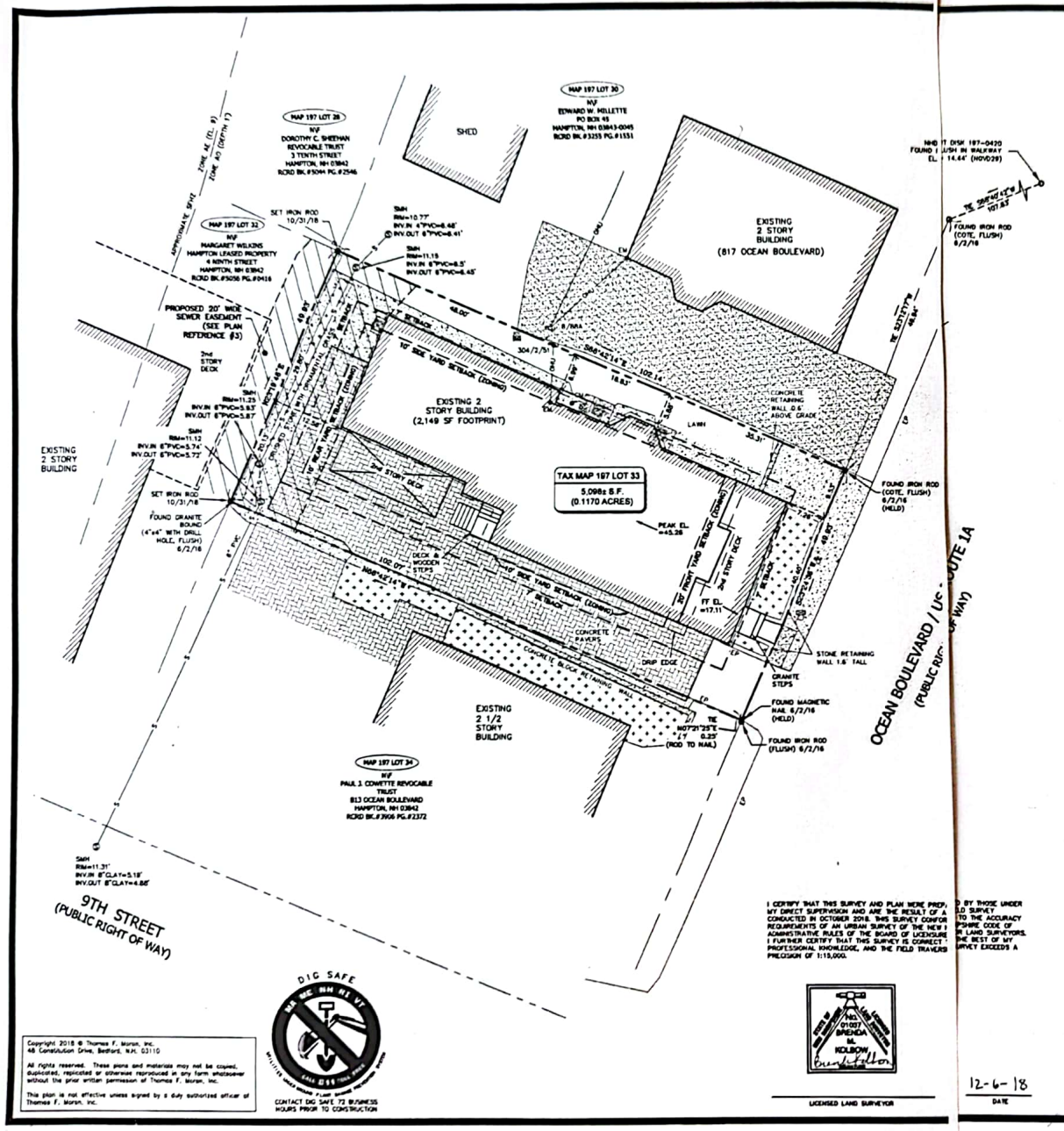
- Areas enclosed by solid walls below the BFE ("enclosures") are subject to strict regulation under the National Flood Insurance Program (NFIP). Note that some local jurisdictions enforce stricter regulations for enclosures.
- Spaces below elevated buildings can be used only for building access, parking, and storage.
- Enclosures in V Zone buildings must be breakaway (non-breakaway enclosures are prohibited). Breakaway enclosures in V Zones must be built with flood-resistant materials, meet specific design requirements, and be certified by a registered design professional.
- Enclosures (breakaway and non-breakaway) in A Zone buildings must be built with flood-resistant materials and equipped with flood openings that allow water levels inside and outside to equalize.
- Breakaway enclosure walls should be considered expendable, and the building owner could incur

Figure 1. Wood louvers installed beneath an elevated house in a V Zone are a good alternative to solid breakaway walls.

WARNING

Designers, builders, and homeowners should realize that: (1) enclosures and items within them are likely to be destroyed even during minor flood events; (2)


11th street
10th street
275.93'
N75°22'10"W
S75°22'10"E
276.40'
281.49'
N76°34'00"W
S76°34'00"E
280.19'
200.00'
S13°22'50"W
N11°38'30"E
54.39'
518
533
538
505
608
639
602
634
501
PK
IP
NAIL
TREE
PLAN
BND
HUB
KINGS HWY
COMMON AREA
EXISTING SINGLE FAMILY DWELLING
#111
#109
401
402
403
411
413
405



Copyright 2018 © Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.

This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

DIG SAFE
CALL 811 THREE WORK DAYS
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

I CERTIFY THAT THIS SURVEY AND PLAN WERE PREP[ARED] BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A [FIELD] SURVEY CONDUCTED IN OCTOBER 2018. THIS SURVEY CONFOR[MS] TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW H[AMPSHIRE] ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. I FURTHER CERTIFY THAT THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERS[E] SURVEY EXCEEDS A PRECISION OF 1:15,000.

No. 01037
BRENDA M. KOLBOW
LICENSED LAND SURVEYOR

12-6-18
DATE

LEGEND

BK./PG.#	BOOK NO./PAGE NO.
EL.	ELEVATION
EP	EDGE OF PAVEMENT
EM	ELECTRIC METER
FF	FINISHED FLOOR
GM	GAS METER
INV.	INVERT
N/F	NOW OR FORMERLY
PVC	POLYVINYL CHLORIDE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
SFHZ	SPECIAL FLOOD HAZARD ZONE
SMH	SEWER MANHOLE
	PROPERTY LINE
OHU	OVERHEAD UTILITIES
	HIGHEST OBSERVABLE TIDE LINE
S	SEWER LINE
MAP/LOT	ASSESSORS MAP & PARCEL NUMBER
MB	MAIL BOX
UP	UTILITY POLE
SMH	SEWER MANHOLE
WSO	WATER SHUT OFF
ICV	IRRIGATION CONTROL VALVE
AC	AIR CONDITIONER
	CONCRETE
	CRUSHED STONE
	CONCRETE PAVERS
	LANDSCAPING
	PROPOSED SEWER EASEMENT

LOCATION PLAN

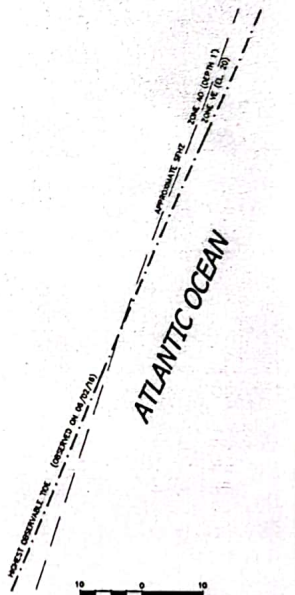
NOTES:

1. THE PARCEL IS LOCATED IN THE RESIDENCE A ZONE.
2. THE PARCEL IS SHOWN ON THE TOWN OF HAMPTON ASSESSOR'S MAP 197 AS LOT 33.
3. THE PARCEL IS LOCATED IN FLOOD HAZARD ZONE AO (DEPTH 1') AS SHOWN ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 441 OF 681, MAP NUMBER 33015C0441E, EFFECTIVE DATE: MAY 17, 2005.
   THE PARCEL IS ALSO SHOWN IN ZONE AO (DEPTH 3') AS SHOWN ON FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 441 OF 681, MAP NUMBER 33015C0441F, PRELIMINARY DATE: 4/9/2014.
4. OWNER OF RECORD:
   815 OCEAN BOULEVARD, LLC
   815 OCEAN BOULEVARD
   HAMPTON, NH 03843
   RCRD BK. 5881 PG. 2586
5. ZONING REQUIREMENTS:

	REQUIRED:	PROVIDED:
MINIMUM LOT AREA	15,000 S.F.	5,098 S.F.
MINIMUM LOT AREA PER DWELLING UNIT:	15,000 S.F.	5,098 S.F.
MINIMUM FRONTAGE:	125'	49.93'
MINIMUM LOT WIDTH:	125'	49.93'
MINIMUM SETBACKS:		
FRONT:	20'	7.5'
SIDE:	10'*	5.8'
REAR:	10'	13.6'
BUILDING HEIGHT/STORIES:	35'/3	<35'/2
MAXIMUM SEALED SURFACE:	60%	63.3%

*SIDE SETBACK SHALL BE 10 FEET FOR ANY EXISTING LOT OF RECORD HAVING LESS THAN THE REQUIRED FRONTAGE".

6. HORIZONTAL DATUM IS MAGNETIC 2016.
7. VERTICAL DATUM IS NGVD 1929.
8. THE PURPOSE OF THIS PLAN IS TO SHOW THE AS-BUILT CONDITIONS OF THE SITE.
9. FIELD SURVEY WAS COMPLETED BY TCE IN OCTOBER 2018, WITH A TOPCON DS103 TOTAL STATION AND TOPCON FC5000 DATA COLLECTOR.
10. THIS PROPERTY IS SUBJECT TO AND/OR HAS THE BENEFIT OF THE COVENANTS AND RESTRICTIONS AS RECORDED IN RCRD BOOK 2530 PAGE 1804.
11. THIS PROPERTY IS SUBJECT TO AND/OR HAS THE BENEFIT OF THE INDENTURE AND AGREEMENT BETWEEN THE TOWN OF HAMPTON AND EXETER & HAMPTON ELECTRIC COMPANY AS RECORDED IN RCRD BOOK 1057 PAGE 221.
12. THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
13. THE HAMPTON ZBA GRANTED VARIANCES ON JULY 21, 2016 TO:
    1) ARTICLE I §I.3 ALLOWING THE EXPANSION OF NON-CONFORMING STRUCTURE AND
    2) ARTICLE IV §4.5.2 ALLOWING AN ADDITION 7.4' FROM THE NORTHERLY SIDELINE WHERE 10' IS REQUIRED.
    3) ARTICLE IV §4.8 ALLOWING 68.1% SEALED SURFACE.


APPROXIMATE SPOT ELEVATION 12 (EL. 9)
ZONE AO (DEPTH 1')
ZONE AE (EL. 9)
ATLANTIC OCEAN
HIGHEST OBSERVABLE TIDE LINE (OBSERVED ON 08/27/18)
10 0 10
Graphic Scale In Feet

PLAN REFERENCES:

1. "RESURVEY PLAT OF THE PLANTATION LOTS BLOCKS 7 THRU 10 HAMPTON BEACH, N.H." BY JOHN W. DURGIN ASSOCIATES INC. DATED JULY 1978, RCRD PLAN #D-6278.
2. "AS BUILT PLAN FOR BRADLEY R. SCHULER, 815 OCEAN BOULEVARD, HAMPTON, NH." BY E.J. COTE & ASSOCIATES INC. AND DATED JANUARY 11, 2016. PLAN 2-177-0810 (NOT RECORDED.
3. "TAX MAP 197 LOT 33 SEWER RELOCATION PLAN SCHULER & FREHE 815 OCEAN BOULEVARD HAMPTON, NEW HAMPSHIRE COUNTY OF ROCKINGHAM OWNED BY BRADLEY R. SCHULER AND CYNTHIA C. FREHE" BY MSC A DIVISION OF TFMORAN, INC., DATED DECEMBER 1, 2016 WITH REVISION 8 DATED 08/01/17. PLAN IS NOT RECORDED.

TAX MAP 197 LOT 33
AS-BUILT PLAN

815 OCEAN BOULEVARD
HAMPTON, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
815 OCEAN BOULEVARD, LLC

SCALE: 1"=10' (22X34)
1"=20' (11X17)

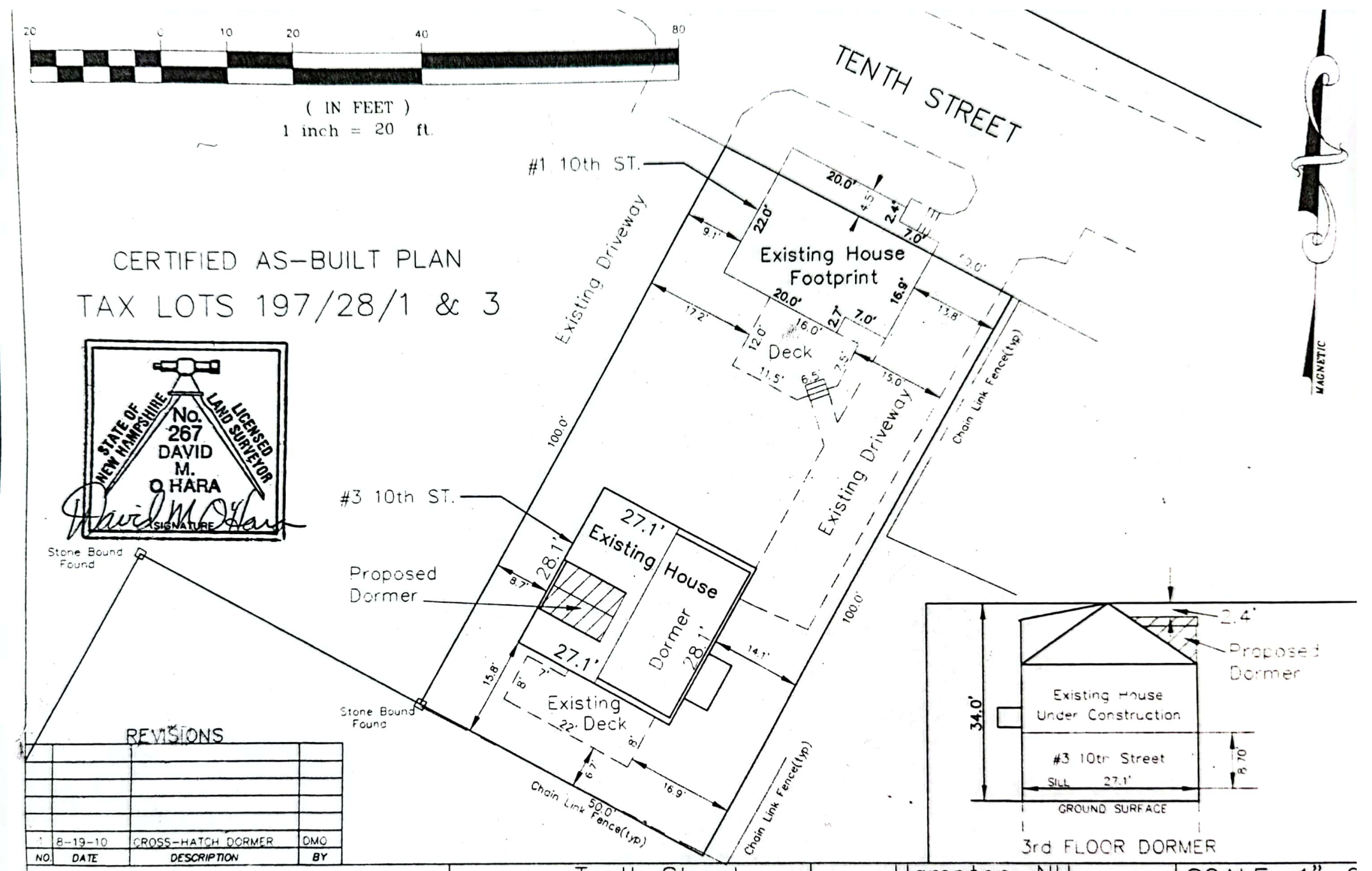
DECEMBER 8, 2018

REV.	DATE	DESCRIPTION	DR	CK

TFM MSC
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfmoran.com

JOB #	DR	ID	FB
42409.30	CK	JOE	CADFILE



CERTIFIED AS-BUILT PLAN

TAX LOTS 197/28/1 & 3

STATE OF NEW HAMPSHIRE
No. 267
DAVID M. O'HARA
LICENSED LAND SURVEYOR
SIGNATURE

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8-19-10	CROSS-HATCH DORMER	DMO

I HEREBY CERTIFY THAT THE EXISTING STRUCTURES WERE LOCATED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION BY SURVEY PROCEDURES IN ACCORDANCE WITH THE NHLSA MINIMUM STANDARDS.

Tenth Street | Hampton, NH

SCALE: 1"=2
Aug.14, 201

DAVID M. O'HARA
LICENSED LAND SURVEYOR–LICENSED SEPTIC DESIGNER
51 SCOBIE ROAD, NEW BOSTON, NH 03070 TELE: (603) 487-2155 FAX: (603) 4[illegible]-2155

HAMP9986.DWG
PROJ: SHEEHAN

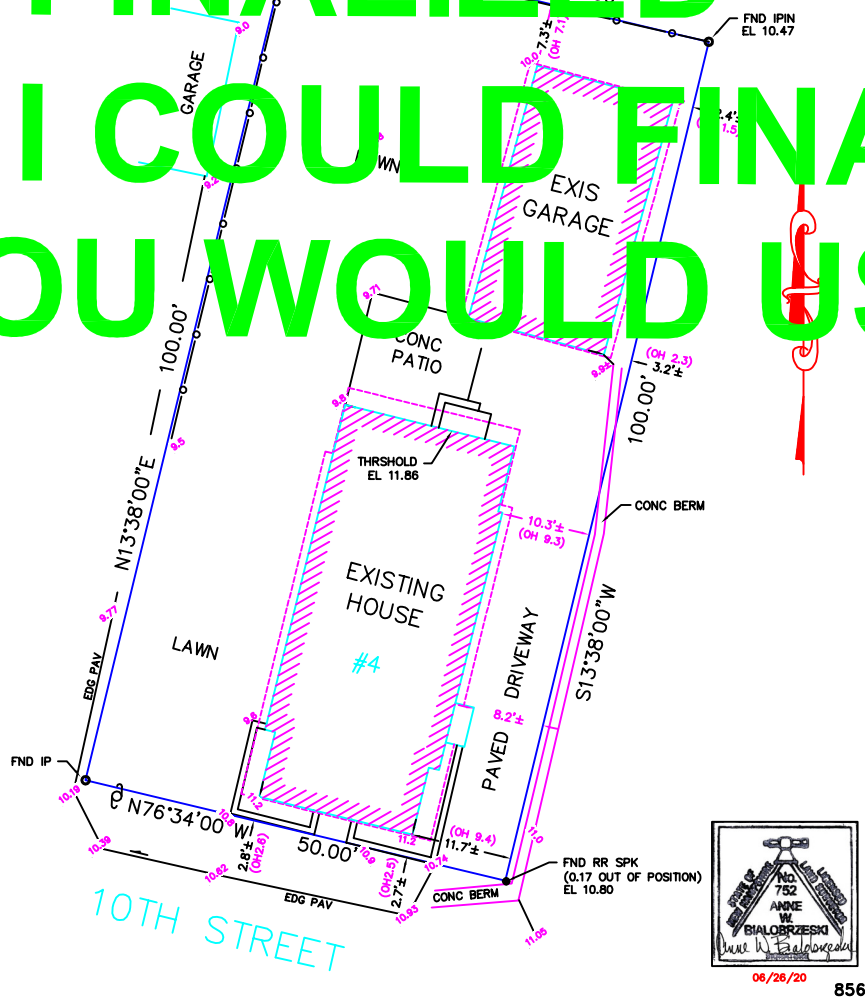
OWNER OF RECORD:
CHRISTOPHER & KRISTIE VOLANTE
4 TENTH ST, HAMPTON NH 03842
TAX MAP 197 LOT 22, RCRD 4884-0501
ZONING CLASS: RA, LOT AREA 5000 SF±
REFERENCE RCRD PLAN C8314

LOT IS LOCATED IN FEMA FLOOD HAZARD ZONE AO (DEPTH 1'). REFERENCE FEMA FIRM MAP NO 33015C0441E DATED 05-17-2005
ELEVATIONS SHOWN ARE NGVD.

LOT SURVEY AND EXISTING CONDITIONS PLAN
4 10TH ST, HAMPTON, NH
SCALE:1"=10' JUNE 26, 2020
STOCKTON SERVICES
HAMPTON, NH

10 0 5 10 20
1 INCH = 10 FEET

NOT FINALIZED
BUT I COULD FINALIZE
IF YOU WOULD USE IT.



No. 752
ANNE W. BIALOBRZESKI
06/26/20

856

N1

412

275.93'
N75°22'10.0"W

200.00'
S15°33'00.0"W

541
7.68
SMH

513
7.67
FNDIP

514
7.06
FNDIBAR?

406

S75°22'10.0"E
276.40'

509
7.57
3SETHUB

518

519

539

540
8.62
CORTRIM

S76°29'58.8"E
76.87'

538
7.82
CORTRIM

537
8.12
EDGCRTRIM

536
8.29
EDGCRTRIM

534
8.56
CORUNIT

533
FNDIP*
CORUNIT

529
7.51
EDGDR

520
7.76
CORSTEP

521

530
7.49
EDGDR

531
CORTRIM**
7.75
EDGDR

513
7.16
FNDIP

502
7.37
2SETPK

N16°58'58"E
50.00'

767final
3,898.33 S.F.
0.1 Ac.

528

522

523
8.63
CORDECK*

CORDECK*

524
CORUNIT

525
8.68
CORUNIT**

50.00'
S13°44'33.5"W

79.06'
N76°29'58.8"W

507
13.52
NHHBNAIL

512
7.56
JBCAPFND

511
7.35
IPBENT

N11°38'30.0"E
54.39'

403

GARAGE

LAWN

EXIS GARAGE

CONC PATIO

THRSHOLD EL 11.86

CONC BERM

EXISTING 2 STORY HOUSE

EDG PAV

PAVED DRIVEWAY

END IP

N76°34'00.0"W
50.00'

FND RR SPK
(0.17 OUT OF POSITION)
EL 10.80

CONC BERM

10TH STREET

S76°33'25.0"E 50.00'

N13°38'00"E 100.03'

N13°38'24.0"E 100.00'

S13°38'00"W 100.00'

S13°38'25.1"W 100.00'

200.00'
S13°32'50.0"W

501
14.00
1FNDPK

2357/5000=
47% EXIS IMP
2217 SF
counting wall

508
14.44
197-0420

401

S76°34'00.0"E
280.19'

402

400

N11°38'30.0"E
200.10'

Command= 210-
Point#, Start#-End# or G#= 1-767

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------02-23-2025-----				10:54:05	----------D:...\BMHOME21		
				1	5000.0000	5000.0000	
				2	5010.9155	4950.8987	TRA
				3	5012.7948	4942.4450	TRA
				4	5024.0575	4891.7818	TRA
				5	5122.0003	4911.9608	TRA
				6	5108.5198	4972.6005	TRA
				7	5106.3541	4982.3427	SS
				8	5097.6043	5021.7018	TRA
				9	5065.0834	4954.0917	TRA
				10	5061.0352	4972.2663	TRA
				11	5086.7540	5070.5103	TRA
				12	5065.3006	5167.0145	TRA
				13	4967.4273	5146.5008	TRA
				14	4989.1496	5048.8085	TRA
				15	5080.9212	5170.2885	TRA
				16	5162.6163	5190.0044	TRA
				17	5219.9410	4932.1394	INT
				18	5114.0075	5178.2921	TRA
				19	5200.5312	5199.1401	TRA
				20	5394.9667	5245.9894	TRA
				21	5433.8537	5255.3593	TRA
				22	5458.2044	4981.2284	INT
				23	5258.1374	4940.0089	INT
				24	5497.4007	4989.3040	INT
				25	5546.3917	4999.3975	TRA
				26	5457.5498	5156.1499	TRA
				27	5480.7811	5058.8858	TRA
				28	5529.4064	5070.5298	TRA
				29	5546.3960	4999.3984	INT
				30	5482.4626	5267.0716	TRA
				31	5506.1749	5167.7939	INT
				32	5441.9262	5049.3814	TRA
				33	5430.3105	5098.0134	TRA
				34	5333.0127	5074.9235	TRA
				35	5344.6284	5026.2915	TRA
				36	5393.2773	5037.8364	TRA
				37	5409.2091	4971.1340	INT
				38	5418.6948	5146.6455	TRA
				39	5370.0459	5135.1005	TRA
				40	5346.3578	5234.2771	INT
	9.39		1capj&b	50	5106.3541	4982.3427	TRA
	9.76		2setspk	51	4995.4631	4984.3980	TRA
			fndip	52	5065.4105	5166.7214	SS
			fndip	53	5097.6485	5021.7219	SS
			fndip	54	5108.1231	4972.7952	SS
			fndip	55	5122.0681	4911.9657	SS

JOB #5 856 THOMPSON [767]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-23-2025				10:54:05		D:...\BMHOME21	
			fndipin	56	5065.1449	4954.1504	SS
			fndipin	57	5061.0623	4972.3086	SS
			fndip	58	5000.0265	4999.9772	SS
			corshed	59	5081.0821	4999.7907	SS
			corshed	60	5089.1434	5001.6036	SS
			corshed	61	5087.4474	5009.2186	SS
			corhse	62	5045.5553	4981.9662	SS
			cordeck	63	5057.3319	4984.5087	SS
			cordeck	64	5059.8532	4972.7499	SS
			corhse	65	5058.9430	4968.5380	SS
			corhse	66	5061.6418	4956.1686	SS
			corwll	67	4967.9202	5145.3788	SS
			fndip	68	4991.1122	5049.1721	SS
			fndip	69	5000.0354	4999.9603	SS
			fndipin	70	5012.9565	4942.5145	SS
			fndip	71	5010.9452	4950.8920	SS
			fndip	72	5024.4689	4891.3544	SS
			corhse	73	5023.4249	4949.4083	SS
			stoop**	74	5019.6343	4961.5511	SS
			corhse	75	5017.9799	4974.3182	SS
				76	4996.3143	4996.2085	SS
		8.48	tp	77	5019.4032	4890.3677	SS
		8.92	scstbm23	78	4991.9798	4879.4682	SS
		9.21	@corhse	79	5023.2010	4949.4859	SS
		10.06	stoop**	80	5020.5661	4961.6983	SS
		9.50	@corhse	81	5017.7418	4974.3013	SS
		9.58	gnd	82	5012.4495	4999.6467	SS
		12.94	bottrm**	83	5011.0651	5004.8044	SS
		9.60	gnd	84	5002.6808	4958.4955	SS
		9.93	clrd	85	4988.5956	4957.0225	SS
		9.41	gnd	86	5005.9670	4944.5568	SS
		8.98	gnd	87	5038.0994	4949.9639	SS
		11.53	bottrm**	88	5034.1835	4907.6229	SS
		10.80	deck**	89	5045.4811	4982.6082	SS
		9.40	gnd	90	5050.9212	5008.1745	SS
		9.97	gnd	91	5064.0777	5010.8866	SS
		9.81	gnd	92	5098.0406	5020.2126	SS
		9.17	gnd	93	5079.8287	4998.5843	SS
		8.99	gnd	94	5086.0427	4982.0491	SS
		7.65	setpk	95	5032.4381	4956.2687	SS
		7.61	setpk	96	5028.0359	4973.7330	SS
		7.60	setpk	97	5023.0386	4996.2001	SS
		7.60	setpk	98	5074.8953	4984.1376	SS
			corfnd	101	5023.0479	4996.1814	
			corfnd	102	5028.0399	4973.7297	
			corfnd	103	5069.9037	5006.5995	
			corfnd	104	5074.8957	4984.1478	
			corfnd	105	5048.0512	4978.1791	
			corfnd	106	5051.9580	4960.6082	
			corfnd	107	5032.4348	4956.2673	
			corfnd	108	5028.5280	4973.8382	
				109	5006.9106	4969.0296	INT
				150	5021.1482	5004.7022	INT
				151	5001.8899	4991.4986	INT
				152	5001.9121	4991.5006	INT
				153	5006.8846	4969.0310	INT
				154	5034.4431	4947.2669	INT
				155	5034.4369	4947.3037	INT

JOB #5 856 THOMPSON [767]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-23-2025				10:54:05		D:...\BMHOME21	
				156	5076.7575	4975.7620	INT
				157	5076.7461	4975.7832	INT
				160	5104.4924	4990.7172	INT
				161	5104.5100	4990.6845	INT
			SETPK	200	4989.6109	5037.7241	
			SETSPK	201	4934.6332	5138.0932	TRA
			IPINERNI	202	5086.8262	5070.4946	SS
			IPCRMPD	203	5135.8182	5082.0198	SS
			FNDIP	204	5184.4106	5092.1874	SS
			FNDIP*	205	4991.0722	5049.2115	SS
			FNDIPIN	206	5012.9565	4942.5145	SS
			<IRON	207	4971.6611	4942.0330	SS
			FNDIP*	208	4962.0828	4991.5003	SS
			FNDIP*	209	4902.4655	5029.5277	SS
			IPINPSA	210	4853.5148	5018.5512	SS
			FNDIP*	211	4929.5022	5138.4875	SS
			CORHSE	212	4924.4359	5125.2046	SS
			CORHSE	213	4935.2077	5078.1017	SS
			POLE	214	4947.2604	5084.4061	SS
			ANCHOR	215	4944.9954	5093.9796	SS
			POLE	216	4935.6202	5130.7402	SS
			POLE	217	4948.8213	5071.8773	SS
			CORDECK	218	4932.5740	5067.2584	SS
			CORDECK	219	4931.0901	5062.5269	SS
			CORDECK	220	4934.3545	5048.3028	SS
			CORDECK	221	4912.2698	5043.2743	SS
			CORHSE	222	4909.3858	5072.2270	SS
			CORHSE	223	4935.1879	5078.1358	SS
			CORHSE	224	4924.4207	5125.1590	SS
			CORSTPS	225	4911.9297	5131.4341	SS
			CORSTPS	226	4907.5436	5130.4768	SS
			CORHSE	227	4898.5540	5119.4529	SS
			CORDECK	228	4891.5345	5117.3517	SS
			FNDRRSPK	229	4880.3371	5128.1449	SS
			FNDIP&SP	230	4831.5744	5117.9968	SS
			FNDIP	231	5065.3958	5166.6293	SS
			CORWLL	232	5016.0099	5156.3526	SS
			CORWLL	233	4967.8839	5145.4280	SS
			CALCOR	250	5065.3162	5166.9862	TRA
			CALCOR	251	4929.4648	5138.4796	TRA
			252	252	4880.5247	5128.2393	TRA
			253	253	4951.2177	5040.3416	TRA
			254	254	4951.2784	5040.3550	TRA
				260	4880.5282	5128.2228	TRA
				261	4902.4720	5029.5125	TRA
			1sethub	300	5432.5865	5253.7936	
			2sethub	301	5449.6313	5049.9349	TRA
			3sethub	302	5361.6383	5040.9555	TRA
			4sethub	303	5352.0599	4919.0914	TRA
			fndrrspk	304	4880.2899	5128.1853	SS
			fndpk	305	4936.7868	5140.5413	SS
			fndip	306	5346.1366	5234.0310	SS
			fndpknew	307	5482.6455	5266.4736	SS
			pole	308	5402.9070	5243.9795	SS
			corhse	309	5395.7533	5237.3182	SS
			corhse	310	5406.0006	5194.7972	SS
			pole	311	5416.8714	5182.6281	SS
			flagpole	312	5350.0860	5234.4407	SS

JOB #5 856 THOMPSON [767]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-23-2025				10:54:05		D:...\BMHOME21	
			corhse	313	5400.2728	5167.5377	SS
			corhse	314	5417.3974	5147.0286	SS
			fndip	315	5440.5478	5050.9397	SS
			fndip	316	5434.2325	5255.1179	SS
			@cedar	317	5429.6428	5096.2235	SS
			pole	318	5436.6769	5097.0359	SS
			fddhsb	319	5480.7280	5058.9246	SS
			fndip	320	5529.3417	5070.6179	SS
			fndip	321	5458.2364	4981.1914	SS
			fndip**	322	5393.3861	5037.8428	SS
			fndip	323	5344.6932	5026.2749	SS
			topfnc**	324	5333.0768	5073.8582	SS
			fndip	325	5370.0342	5135.1119	SS
			corhse	326	5356.1858	5227.5359	SS
			corhse	327	5359.5942	5213.3234	SS
			corhse	328	5369.6795	5162.7003	SS
			corhse	329	5373.6742	5145.8070	SS
			fndip	330	4985.9854	4883.9212	SS
			fndip	331	5122.0003	4911.9608	SS
			fndip	332	5409.4719	4971.0309	SS
			fndip	333	5458.2414	4981.2155	SS
			fndip	334	5546.0387	4999.2539	SS
			ip	335	5393.3463	5037.8467	TRA
			calcor	350	5394.8267	5245.8785	INT
			calcor	351	5441.9718	5049.3235	TRA
			calcor	352	5430.3097	5097.9444	TRA
			calcor	353	5418.6755	5146.5895	TRA
			calcor	354	5321.3788	5123.4949	INT
			calcor	355	5370.0271	5135.0422	TRA
			calcor	356	5346.2161	5234.1732	TRA
			calcor	357	5409.3228	4971.0986	TRA
			calcor	358	5441.9131	5049.5844	TRA
			calcor	359	5333.0753	5074.8823	TRA
			calcor	360	5393.3249	5037.7854	TRA
			final	361	5394.7134	5245.8755	INT
			final	362	5441.8843	5049.3266	TRA
			final	363	5430.2158	5097.9461	TRA
			final	364	5418.5474	5146.5655	TRA
			final	365	5332.9153	5074.8679	INT
				370	5430.7340	5096.6648	INT
				400	5628.2892	5302.2086	TRA
				401	5693.3818	5029.6817	INT
				402	5666.2041	5311.3442	TRA
				403	5731.5982	5037.5553	INT
				404	5860.6395	5358.1936	TRA
				405	5860.9215	5358.2615	TRA
				406	5901.1049	5369.4431	INT
				407	6093.7843	5423.0590	TRA
				408	6166.5034	5159.6525	TRA
				409	6082.1786	5134.7677	TRA
				410	5784.8534	5048.5274	INT
				411	5784.8693	5048.5307	TRA
				412	5970.8005	5102.4615	INT
				413	5930.4534	5090.7587	INT
				414	6132.3202	5433.7821	TRA
				415	5886.4032	5259.5010	TRA
				416	5689.9675	5211.8528	TRA
				417	5714.8130	5323.0566	TRA

JOB #5 856 THOMPSON [767]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-23-2025				10:54:05		D:...\BMHOME21	
				418	5763.4218	5334.7689	TRA
				419	5812.0307	5346.4812	TRA
				420	5835.7410	5247.2121	INT
				421	5828.7494	5061.2585	INT
				422	5787.1498	5235.4257	INT
				423	5738.5586	5223.6392	INT
				424	5701.5832	5163.2208	TRA
				425	5713.1989	5114.5887	TRA
				426	5810.3812	5138.1616	INT
				427	5761.7902	5126.3752	TRA
				428	5780.5937	5047.6498	INT
				429	5798.7655	5186.7936	TRA
				430	5899.0343	5211.1152	INT
				431	5911.6654	5162.7295	INT
				432	5858.9721	5149.9480	TRA
				433	5876.8248	5075.2032	INT
			INST	475	5834.0411	5063.3224	
			BS	476	5785.6567	5257.3816	TRA
			SETPKIP	477	5876.9856	5075.2869	SS
			S/O	478	5870.8228	5067.7735	SS
			CORHSE	479	5870.3056	5083.0854	SS
			CORHSE	480	5854.4759	5079.4947	SS
			CORHSE	481	5844.9767	5110.4811	SS
			ENDFNC	482	5810.5705	5137.3299	SS
			ENDFNC	483	5829.4908	5059.0088	SS
		14.00	1FNDPK	501	5763.1736	5343.7511	
		7.37	2SETPK	502	5844.3648	5028.7938	TRA
		13.52	NHHBNAIL	503	5861.1602	5358.1715	SS
		13.84	FNDRRSPK	504	6132.3222	5433.7854	SS
		10.46	IPINERN	505	5787.2231	5235.4174	SS
		14.01	FNDSSIP	506	5394.7456	5245.8271	SS
		13.97	FNOLDCAP	507	5531.3673	5277.7449	SS
		14.44	197-0420	508	5636.5625	5380.7255	SS
		7.57	3SETHUB	509	5885.1739	5069.8326	SS
		8.09	MYHUB751	510	5352.0599	4919.0914	SS
		7.35	IPBENT	511	5772.0766	4999.9947	SS
		7.56	JBCAPFND	512	5785.0763	5048.5232	SS
		7.16	FNDIP	513	5844.5095	5018.8957	SS
		7.06	FNDIBAR?	514	5916.4934	5039.9363	SS
		7.61	4SETPK	515	5965.4574	5059.0286	SS
		8.57	FNDSB*	516	6204.2865	5170.4075	SS
		7.67	FNDIP	517	5930.5516	5090.8641	SS
		7.20	FNDIP	518	5876.9856	5075.2869	SS
			CORTRIM	519	5870.3804	5083.0547	SS
		7.76	CORSTEP	520	5861.3278	5076.8540	SS
			CORTRIM*	521	5854.1747	5079.4893	SS
		8.60	CORDECK*	522	5828.7188	5099.3542	SS
		8.63	CORDECK*	523	5826.8988	5100.3985	SS
			CORUNIT	524	5824.1636	5116.5105	SS
		8.88	CORUNIT*	525	5819.5262	5135.2764	SS
		9.40	SETNL	526	5810.3985	5138.2977	SS
		10.57	ENDFNC*	527	5829.3855	5059.3578	SS
		7.59	UPOLE	528	5832.0865	5060.0134	SS
		7.51	EP@DR	529	5858.7913	5058.4816	SS
		7.49	EDGDR	530	5850.6132	5069.9792	SS
		7.75	EDGDR	531	5849.4791	5078.7788	SS
		7.60	4PK	532	5965.4621	5059.0164	SS
		8.30	FNDIP*	533	5859.0396	5150.0353	SS

JOB #5 856 THOMPSON [767]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
02-23-2025			10:54:05		D:...\BMHOME21		
		8.56	CORUNIT	534	5857.8666	5145.1380	SS
		8.24	CORUNIT	535	5860.3010	5134.8840	SS
		8.39	EDGCRFNC	536	5862.4260	5135.3715	SS
		8.12	EDGCRFNC	537	5865.0912	5124.2292	SS
		7.82	CORTRIM	538	5864.0714	5119.1317	SS
			CORTRIM	539	5870.4553	5091.3477	SS
		8.62	REFPIP*	540	5875.3069	5104.1806	SS
		7.68	SMH	541	5959.3156	5071.1857	SS
		7.45	FNDIP*	542	5829.0026	5061.3015	SS
				543	5810.5560	5138.1776	TRA
				544	5810.4710	5138.1572	INT
				545	5828.9281	5061.2798	INT
				546	5828.9347	5061.2946	TRA
		10.86	SETSPK	600	5694.3970	5170.4782	
		9.67	SETHUB	601	5793.3387	5202.8412	TRA
		14.46	BMDISC	602	5636.5682	5380.8029	SS
		11.07	SMH	603	5673.1200	5215.8025	SS
		11.17	FNDIP	604	5651.9516	5202.8975	SS
		10.30	FNDNLSB	605	5566.2588	5130.8706	SS
		7.88	SMH	606	5716.2744	5009.3466	SS
		9.56	FNDIP	607	5713.2834	5114.5827	SS
		9.96	FNDIP**	608	5701.6412	5163.1984	SS
		10.80	FNDRRSPK	609	5689.9154	5211.9668	SS
		9.56	CORFND**	610	5741.2414	5173.1416	SS
		9.32	CORFNC	611	5798.4066	5186.9129	SS
		11.88	CORHSE**	612	5745.1535	5193.2727	SS
		11.67	CORWLL**	613	5708.5877	5182.5180	SS
		10.74	@CORWLL	614	5691.8818	5203.6931	SS
		11.22	CORHSE	615	5695.3515	5201.0633	SS
		10.93	S/O	616	5692.9685	5195.0467	SS
		11.20	CORHSE	617	5699.7211	5183.3289	SS
		10.78	@COTWLL	618	5697.7841	5179.9827	SS
		11.05	EP@APRON	619	5683.3223	5215.4959	SS
		10.96	@BKBERM*	620	5695.1285	5214.9121	SS
		10.93	EP@AP**	621	5685.9845	5200.5018	SS
		10.62	EP	622	5690.6254	5178.6277	SS
		10.39	EPPCDR	623	5693.6915	5165.2051	SS
		10.30	POLE***	624	5699.8073	5166.8216	SS
		10.19	COREP	625	5700.4057	5161.7943	SS
		9.77	EP	626	5720.8443	5166.3340	SS
		10.47	IPINERN	627	5787.2231	5235.4018	SS
		10.16	CORGAR	628	5780.1797	5231.2186	SS
		10.04	CORGAR	629	5784.4352	5215.5167	SS
		9.87	CORGAR	630	5755.1981	5207.5486	SS
		8.98	CORGAR	631	5789.4394	5180.9355	SS
		9.22	CORGAR	632	5771.6192	5177.2179	SS
		9.38	FNDNL767	633	5810.3985	5138.2977	SS
		14.01	FNDPK767	634	5763.1694	5343.7681	SS
		9.71	CORPATIO	635	5758.1446	5196.4480	SS
		11.86	THRSHLD	636	5742.2010	5205.7437	SS
		9.84	GND**	637	5775.8644	5197.0466	SS
			LOTCOR	638	5798.8470	5186.7873	TRA
			LOTCOR	639	5690.0436	5211.8348	INT

Point#, Start#-End# or G#= 4-

Gmail Stockton Services <stockton752@gmail.com>

Re: Lowest floor question

1 message

Gilbert, Jennifer <Jennifer.Gilbert@osi.nh.gov> Tue, Jun 30, 2020 at 1:36 PM
To: Stockton Services <stockton752@gmail.com>

Hi Tocky,

FEMA guidance on page 23 in Technical Bulletin #1 - Requirements for Flood Opening in Foundation Walls and Walls of Enclosure<https://www.fema.gov/media-library/assets/documents/2644> states:

The interior grade or floor along the lowest side of the building must be at or above the exterior grade across the entire length of the lowest side, and there must be positive surface drainage away from the building; otherwise, the enclosure will be considered a basement as defined by the NFIP.

[cid:1312ceef-9a76-4b4f-825a-db8e46a487a2]

Jennifer

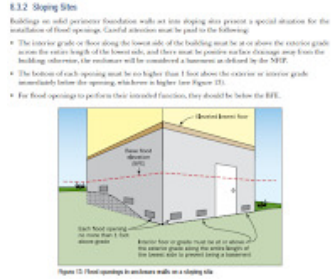
Jennifer Gilbert
Senior Planner | Floodplain Management Program Coordinator
NH Office of Strategic Initiatives - Division of Planning
107 Pleasant Street, Johnson Hall, 3rd Floor, Concord, NH 03301
Main - 603-271-2155 | Direct - 603-271-1762
jennifer.gilbert@osi.nh.gov | www.nh.gov/osi/planning<https://owa.nh.gov/owa/redir.aspx?C=RSBVC0QPjE28T_DiCFb2PXXzgQI13NAIg2vd6qPrmQLYpBnWCqEwvtAy0fL_2xVArXLDqT1upBw.&URL=http%3a%2f%2fwww.nh.gov%2foep>

<https://owa.nh.gov/owa/redir.aspx?C=RSBVC0QPjE28T_DiCFb2PXXzgQI13NAIg2vd6qPrmQLYpBnWCqEwvtAy0fL_2xVArXLDqT1upBw.&URL=http%3a%2f%2fwww.nh.gov%2foep>

From: tockybialo@gmail.com <tockybialo@gmail.com> on behalf of Stockton Services <stockton752@gmail.com>
Sent: Tuesday, June 30, 2020 8:32 AM
To: Gilbert, Jennifer
Subject: Lowest floor question

Jennifer,
I need help.
On Building Diagram 8, when it says "at or above grade on at least one side", does that mean the whole side? I have an architect who is arguing that the upper floor can be the lowest floor if the crawl space is above adjacent grade for something like half the length of one side. We are in AOdepth1' if that matters. What say you?
929-7404
Thank you,
Tocky B

Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404



pastedImage.png
59K

4 TENTH ST

Location	4 TENTH ST	**Mblu**	197/ 22/ / 1/
Acct#	4703	**Owner**	VOLANTE, CHRISTOPHER M & KRISTIE L
Assessment	$336,500	**Appraisal**	$336,500
PID	4703	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$93,200	$243,300	$336,500
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2019	$93,200	$243,300	$336,500

Owner of Record

Owner	VOLANTE, CHRISTOPHER M & KRISTIE L	**Sale Price**	$328,999
Co-Owner		**Certificate**	
Address	4 TENTH STREET HAMPTON, NH 03842	**Book & Page**	4884/0501
		Sale Date	02/06/2008
		Instrument	00

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
VOLANTE, CHRISTOPHER M & KRISTIE L	$328,999		4884/0501	00	02/06/2008
KING, HELEN E ESTATE & RING, WENDELL C	$0		4213/2367	1A	12/29/2003
KING, JOSEPH C/HELEN E	$0				

Building Information

Building 1 : Section 1

Year Built:	1955
Living Area:	570
Replacement Cost:	$102,072
Building Percent Good:	80
Replacement Cost Less Depreciation:	$81,700

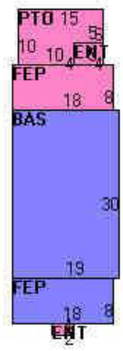
Building Attributes	
Field	**Description**
Style	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp

Building Photo

(http://images.vgsi.com/photos2/HamptonNHPhotos//\00\00\56/

Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	0
Total Rooms:	5
Bath Style:	Modern
Kitchen Style:	Modern
MHP	

Building Layout



(http://images.vgsi.com/photos2/HamptonNHPhotos//Sketches/4

Building Sub-Areas (sq ft)			Legend
Code	**Description**	**Gross Area**	**Living Area**
BAS	First Floor	570	570
ENT	ENTRY	28	0
FEP	Porch, Enclosed, Framed	288	0
PTO	Patio	130	0
		1,016	570

Extra Features

Extra Features				Legend
Code	**Description**	**Size**	**Value**	**Bldg #**
FPL	METAL PRE-FAB	1 UNITS	$2,100	1

Land

Land Use

Use Code	1010
Description	SINGLE FAMILY
Zone	RA
Neighborhood	70
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	0.12
Frontage	0
Depth	0
Assessed Value	$243,300
Appraised Value	$243,300

Outbuildings

Outbuildings						Legend
Code	**Description**	**Sub Code**	**Sub Description**	**Size**	**Value**	**Bldg #**
FGR1	GARAGE-AVE			480 S.F.	$9,400	1

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$93,200	$243,300	$336,500
2017	$93,200	$243,300	$336,500
2016	$93,200	$243,300	$336,500

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2018	$93,200	$243,300	$336,500
2017	$93,200	$243,300	$336,500
2016	$93,200	$243,300	$336,500

Gmail Stockton Services <stockton752@gmail.com>

Re: Lowest floor question

1 message

Gilbert, Jennifer <Jennifer.Gilbert@osi.nh.gov> Tue, Jun 30, 2020 at 1:36 PM
To: Stockton Services <stockton752@gmail.com>

Hi Tocky,

FEMA guidance on page 23 in Technical Bulletin #1 - Requirements for Flood Opening in Foundation Walls and Walls of Enclosure<https://www.fema.gov/media-library/assets/documents/2644> states:

The interior grade or floor along the lowest side of the building must be at or above the exterior grade across the entire length of the lowest side, and there must be positive surface drainage away from the building; otherwise, the enclosure will be considered a basement as defined by the NFIP.

[cid:1312ceef-9a76-4b4f-825a-db8e46a487a2]

Jennifer

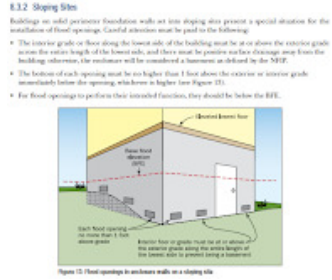
Jennifer Gilbert
Senior Planner | Floodplain Management Program Coordinator
NH Office of Strategic Initiatives - Division of Planning
107 Pleasant Street, Johnson Hall, 3rd Floor, Concord, NH 03301
Main - 603-271-2155 | Direct - 603-271-1762
jennifer.gilbert@osi.nh.gov | www.nh.gov/osi/planning<https://owa.nh.gov/owa/redir.aspx?C=RSBVC0QPjE28T_DiCFb2PXXzgQI13NAIg2vd6qPrmQLYpBnWCqEwvtAy0fL_2xVArXLDqT1upBw.&URL=http%3a%2f%2fwww.nh.gov%2foep>

<https://owa.nh.gov/owa/redir.aspx?C=RSBVC0QPjE28T_DiCFb2PXXzgQI13NAIg2vd6qPrmQLYpBnWCqEwvtAy0fL_2xVArXLDqT1upBw.&URL=http%3a%2f%2fwww.nh.gov%2foep>

From: tockybialo@gmail.com <tockybialo@gmail.com> on behalf of Stockton Services <stockton752@gmail.com>
Sent: Tuesday, June 30, 2020 8:32 AM
To: Gilbert, Jennifer
Subject: Lowest floor question

Jennifer,
I need help.
On Building Diagram 8, when it says "at or above grade on at least one side", does that mean the whole side? I have an architect who is arguing that the upper floor can be the lowest floor if the crawl space is above adjacent grade for something like half the length of one side. We are in AOdepth1' if that matters. What say you?
929-7404
Thank you,
Tocky B

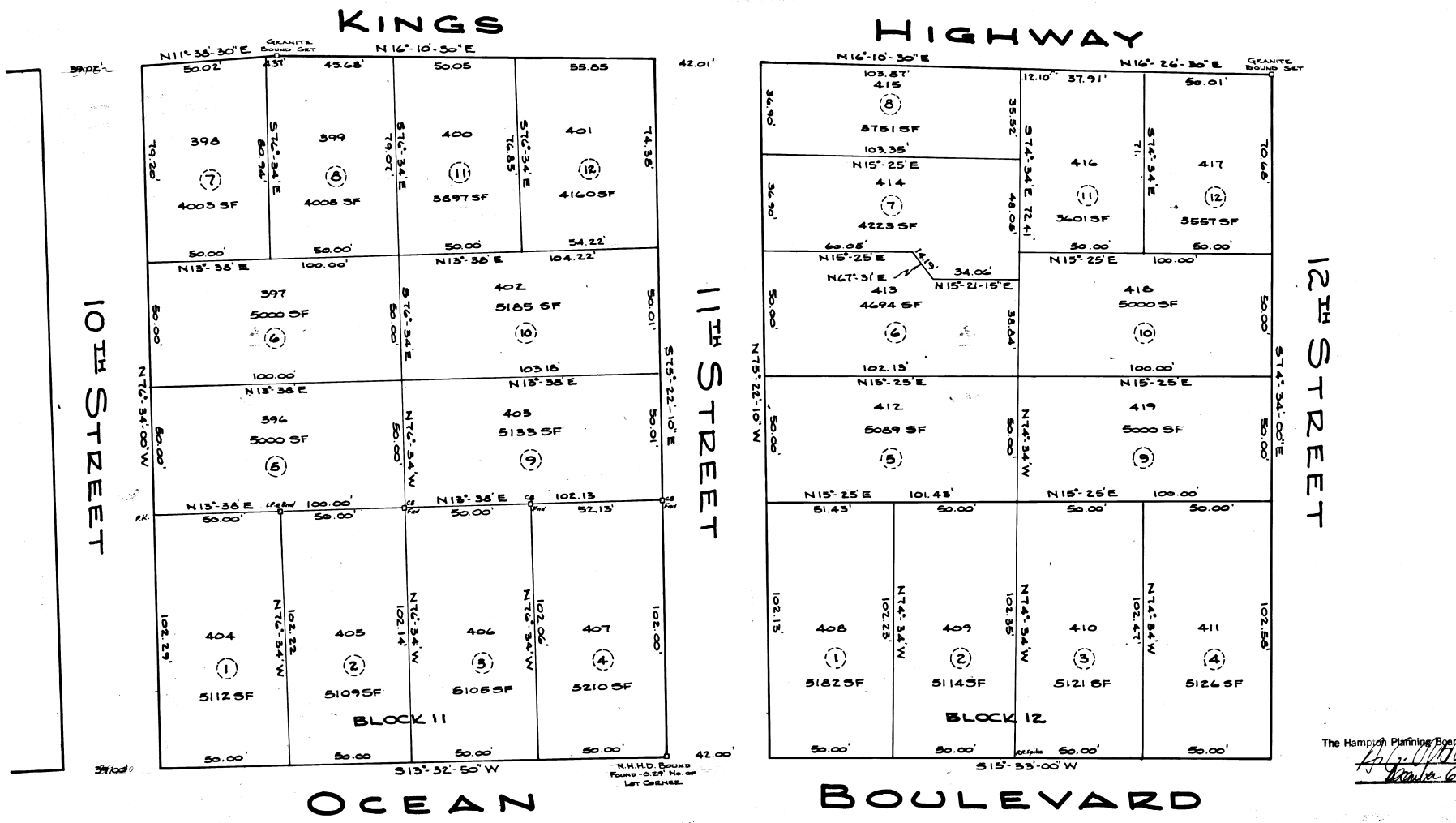
Anne W, Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404



pastedImage.png
59K

'78 DEC-8 Am 11:17

78DEC-8 A11:17 34880
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS



The Hampton Planning Board approves this plan

Signed

December 6, 1978 Date

RESURVEY PLAT OF THE PLANTATION LOTS

BLOCKS 11 AND 12

HAMPTON BEACH, N.H.

SCALE: 1 INCH = 30 FEET

JULY 1978

JOHN W. DURGIN ASSOCIATES INC.
ENGINEERS, SURVEYORS & DESIGNERS
PORTSMOUTH AND ROCHESTER
SHEET 1 OF 2 SHEETS

FILE No. 2092
PLAN No. 4581-1

C-8314

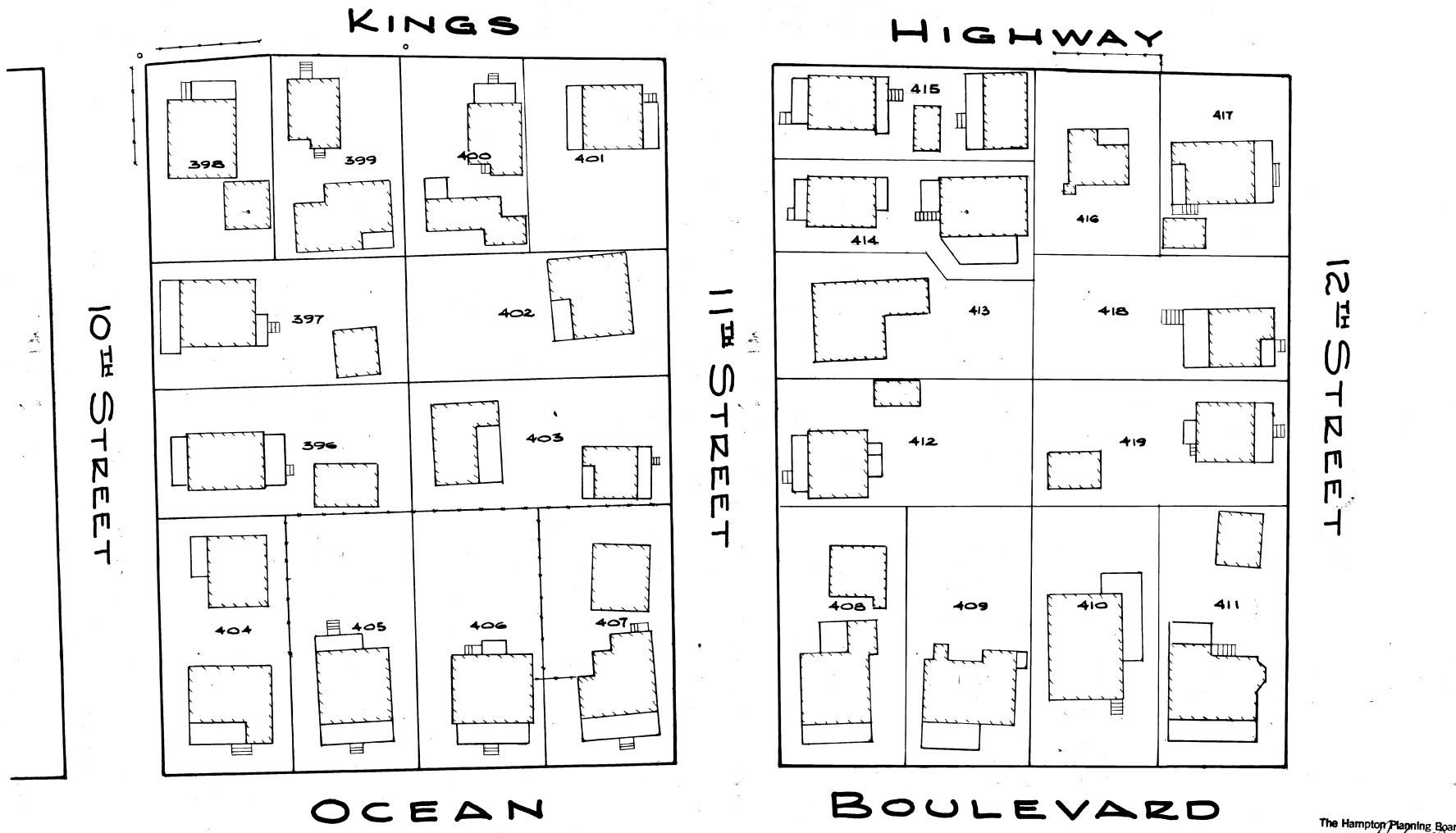
Sheet 1 of 2

Town of Hampton

Printed from Internet for on 11/17/2016

'78 DEC -8 AM 11:17
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Printed from Internet for on 11/17/2016



The Hampton Planning Board approves this plan.
Signed
December 6, 1978
Date

PLAN OF IMPROVEMENTS

PLANTATION LOTS

BLOCKS 11 AND 12

HAMPTON BEACH, N.H.

SCALE: 1 INCH = 30 FEET

JULY 1978

C-8314 Sheet 2 of 2

SEE SHEET 1, "RESURVEY PLAT OF PLANTATION LOTS, BLOCKS 11 AND 12."

JOHN W. DURGIN ASSOCIATES INC.
ENGINEERS, SURVEYORS & DESIGNERS
PORTSMOUTH AND ROCHESTER
SHEET 2 OF 2 SHEETS

PAUL W. DURGIN N.H. 1965

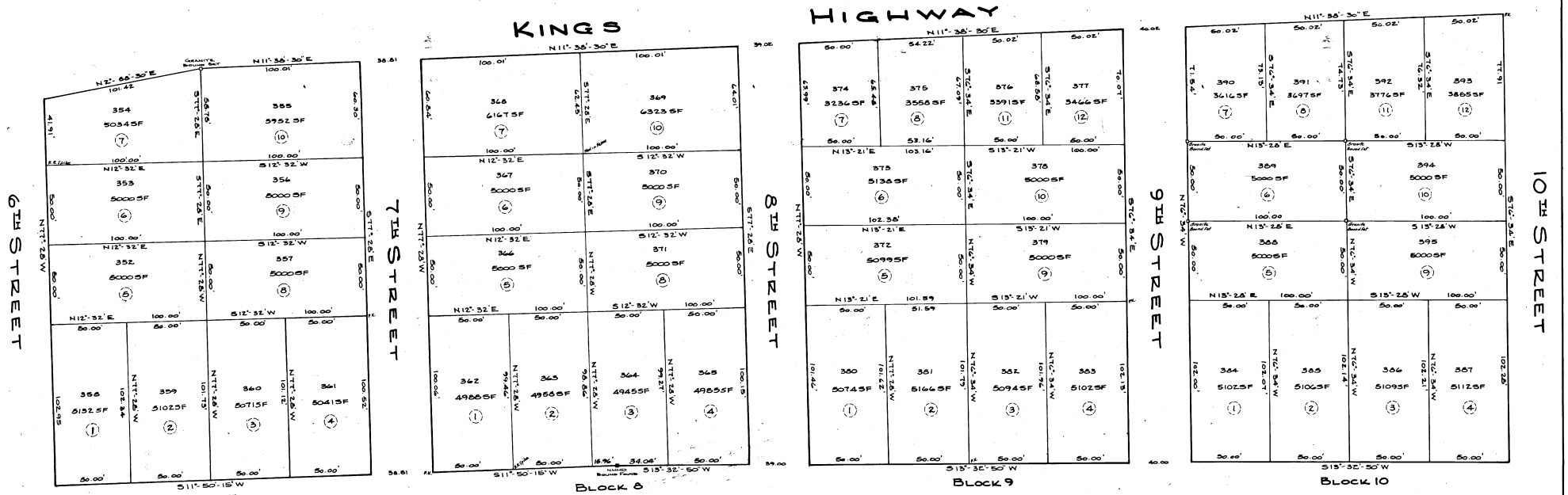
FILE No. 2092
PLAN No. 4581-C

Town Hampton

'78 NOV 22 A10:14
RECEIVED AND RECORDED
REGISTRY OF DEEDS ROCK

PLAN NOTES: THIS RESURVEY IS BASED ON "MAP OF PLANTATION LOTS", JUNE 1909 BY W.T. ROSS, RECORDED PLAT 6, PG 11 & ALSO ON "PLAN OF PLANTATION LOTS," JUNE 1949, BY JOHN W. DURGIN, C.E., PLAN No. 7144. KINGS HWY & OCEAN BLVD. SIDELINES WERE ESTABLISHED BY THE N.H. HIGHWAY DEPARTMENT. THE FIELD TRAVERSE OF 4/25,26, 5/23,25,30 & 6/1,6 WAS BALANCED ON AN OLIVETTI MLU P-652 MICROCOMPUTER. (RAW CLOSURE 1:41139) UTILIZING TEMPERATURE CORRECTION. FINAL CORNERS EXCEPT AS SHOWN ARE IRON PIPES. SET 6/8, 12, 13, 14, 15, & 7/12/78. P DENOTES A GRANITE BOUND SET IN CONCRETE. SEE ALSO SHEET 2, PLAN OF IMPROVEMENTS IN THE PLANTATION LOTS. SEE OUR PLAN No. 4581-1 FOR BLOCKS 11 AND 12.

N.H. STATE HIGHWAY DEPT. AZIMUTH



The Hampton Planning Board approves this plan.
Signed
Date 11/25/78

RESURVEY PLAT OF THE PLANTATION LOTS

BLOCKS 7 THRU 10

HAMPTON BEACH, N.H.

SCALE: 1 INCH = 30 FEET

JULY 1978

JOHN W. DURGIN ASSOCIATES INC.
ENGINEERS, SURVEYORS & DESIGNERS
PORTSMOUTH AND ROCHESTER
SHEET 1 OF 2 SHEETS

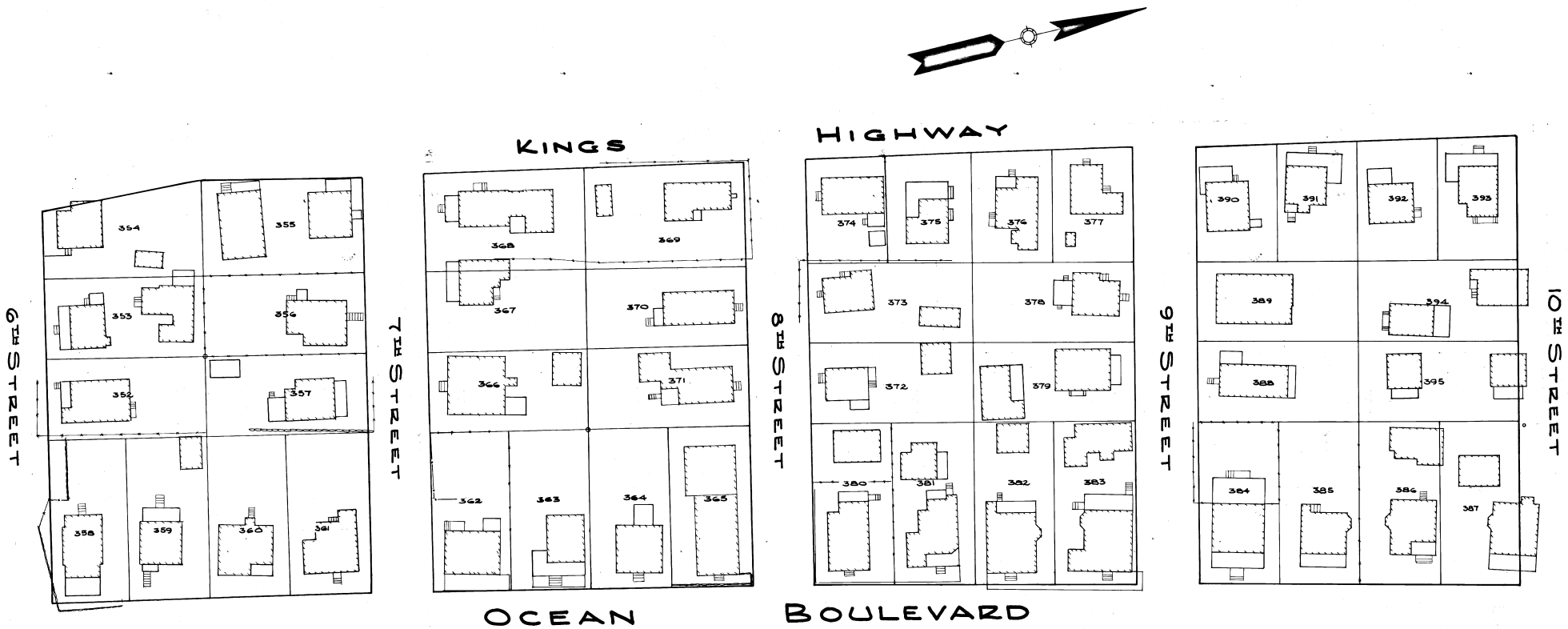
FILE No. 2092
PLAN No. 5519-3

D-8278

1 of 2

Printed from Internet by Acct #: s58 on 7/17/2009

'78 NOV 22 A 10:15
REGISTRY OF DEEDS



The Hampton Planning Board approves this plan.
Signed
Date

PLAN OF IMPROVEMENTS
PLANTATION LOTS
BLOCKS 7 THRU 10
HAMPTON BEACH, N.H.
SCALE: 1 INCH = 30 FEET
JULY 1978

JOHN W. DURGIN ASSOCIATES INC.
ENGINEERS, SURVEYORS & DESIGNERS
PORTSMOUTH AND ROCHESTER
SHEET 2 OF 2 SHEETS

PAUL W. DURGIN No. 563

2 of 2
D-8278

FILE No. 2098
PLAN No. 5519-4

SEE SHEET 1, "RESURVEY PLAT OF PLANTATION LOTS, BLOCKS 7 THRU 10"

Printed from Internet by Acct #: s58 on 7/17/2009

Feb 6 4 04 PM '86 06390

ENGINEERS
SURVEYORS
DESIGNERS

JOHN W. DURGIN ASSOCIATES, INC.

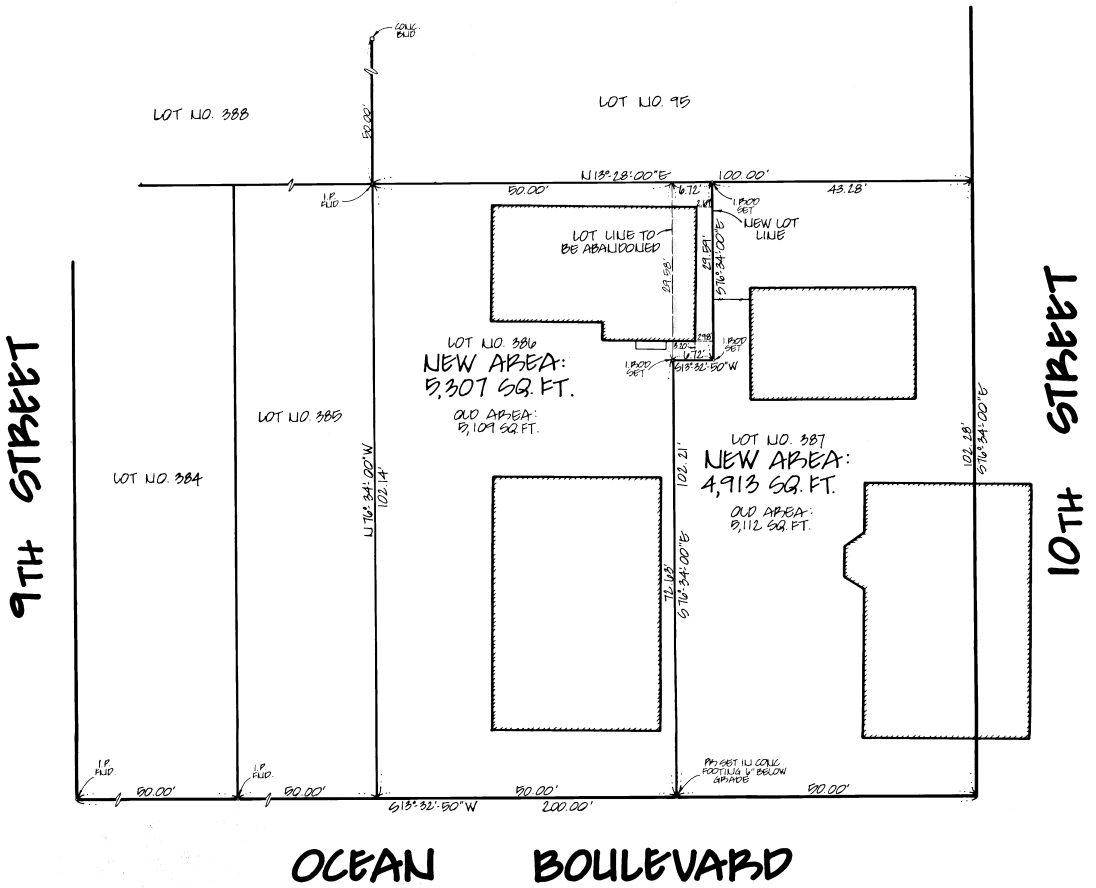
ESTABLISHED 1919

800 GREENLAND ROAD
PORTSMOUTH, N.H. 03801

150 CHARLES STREET
ROCHESTER, N.H. 03867

REVISIONS-

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — No. 625 JAMES VERRA — SEAL



OCEAN BOULEVARD

REFERENCE PLANS:

1. "RESURVEY PLAT OF THE PLANTATION LOTS - BLOCKS 7 THRU 10 - HAMPTON BEACH, N.H." DATED JULY 1978 BY JOHN W. DURGIN ASSOCIATES, INC. - PLAN NO. 5519-3.
2. "PLAN OF LOT NO. 385 - BLOCK 10 - PLANTATION LOTS - HAMPTON BEACH, N.H." DATED JUNE 1962 BY JOHN W. DURGIN, C.E. - PLAN NO. L-337.
3. "PLAN OF LOT NO. 1 - BLOCK 10 - PLANTATION LOTS HAMPTON BEACH, N.H." DATED JUNE 1948 BY JOHN W. DURGIN, C.E. - PLAN NO. 2092-6.

LOCUS MAP

APPROVED FOR RECORDING PURPOSES ONLY:
Daniel E. Coughlin III — CHAIRMAN, HAMPTON PLANNING BOARD
DATE 1/29/86

LOT LINE REVISION
PLANTATION LOTS 386 & 387
HAMPTON BEACH, N.H.

SCALE: 1"=10' DEC. 19, 1985

10 0 10 20 30 40 FEET
5 0 5 10 METERS

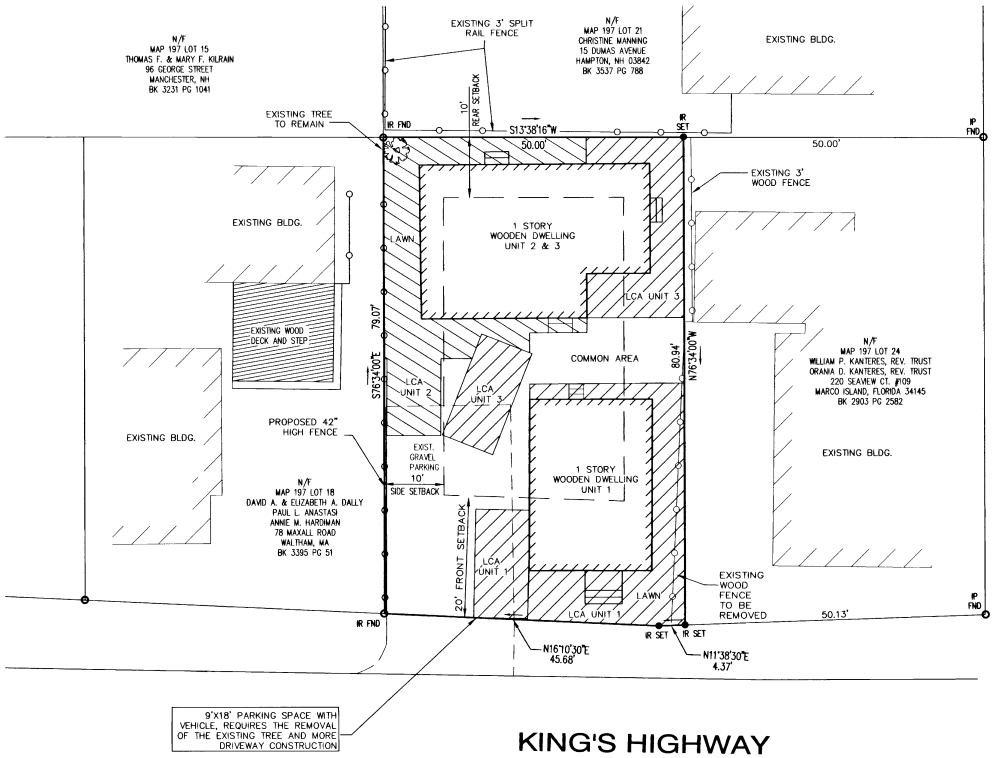
F.B. NO. HAMPTON #14
FILE NO. 2092
PLAN NO. 5052A

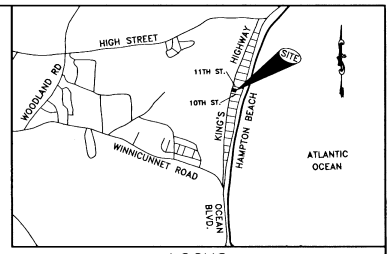
D-14604

Printed from Internet for on 6/22/2016

Printed from Internet for on 11/17/2016

2006 NOV 16 PM 12:29 071154





LOCUS
SCALE 1"=2000'

PLAN REFERENCES:

1. "RESURVEY PLAT OF THE PLANTATION LOTS, BLOCK 11 & 12, HAMPTON BEACH, NH", PREPARED BY JOHN W. DURGIN ASSOCIATES, PORTSMOUTH AND ROCHESTER, SCALE: 1"=30', DATED JULY 1978, R.C.R.D. PLAN #C-8314.

NOTES:

1. THE INTENT OF THIS PLAN IS TO CONVERT THE THREE EXISTING APARTMENTS INTO THREE CONDOMINIUMS WITH NO CHANGE IN UTILITIES.
2. EXISTING CONDITIONS GENERATED FROM PLAN REFERENCE #1 AND ON-SITE SURVEY.
3. THE PROPERTY IS LOCATED IN THE FLOOD ZONE AE, PER F.I.R.M. MAP 33015C441E, DATED MAY 17, 2005.
4. EXISTING CONDITIONS:
   TOTAL BUILDING FOOTPRINT 1,479 SQ. FT.
   TOTAL IMPERVIOUS AREA 1,591 SQ. FT.
   MAXIMUM SEALED SURFACE ALLOWED = 85%
   SEALED SURFACE PROVIDED 40%
5. THE SUBJECT PARCEL IS LOCATED IN THE RESIDENCE A ZONE (RA).
   RA ZONE REQUIREMENTS:
   SETBACKS:
   FRONT=20'
   SIDE=10'
   REAR=10'
   MIN. LOT AREA=15,000 SF
   MIN. LOT AREA/DWELLING UNIT=15,000 SF
   MIN. FRONTAGE=125'
   MAX. NO. OF STORIES/FT. HEIGHT=3/35'
   MIN. AREA/DWELLING UNIT=900 SF
   MAX. NO. OF DWELLING UNITS PER STRUCTURE=1
6. WAIVER OF SECTION V.E. OF THE SUBDIVISION REGULATIONS FOR DETAILED PLAN HAS BEEN REQUESTED.
7. THIS PLAN SHOWS A NUMBER OF OF LEGAL, PRE-EXISTING NON-CONFORMITIES, INCLUDING, BUT NOT LIMITED TO, TOWN OF HAMPTON ZONING ORDINANCE PARKING REGULATIONS.
8. EACH UNIT SHALL OBTAIN A SEPARATE OCCUPANCY PERMIT FROM THE BUILDING INSPECTOR PRIOR TO ANY UNIT BEING SOLD.
9. EACH PARKING SPACE SHALL BE MARKED ONSITE. THREE EXISTING PARKING SPACES ARE PROVIDED ONSITE FOR THE THREE EXISTING UNITS. NO OTHER CARS ARE TO BLOCK ANY OF THE THREE EXISTING PARKING SPACES.
10. ALL LAND NOT SPECIFICALLY NOTED AS LIMITED COMMON AREA SHALL BE COMMON AREA.

GENERAL LEGEND

- PROPERTY LINES
- FENCING
- OHE — OVERHEAD ELECTRIC
- IRON PIPE/IRON ROD (FND)
- IRON PIPE/IRON ROD (TO BE SET)
- TREES AND BUSHES
- UP — UTILITY POLE
- WS — WATER SHUT OFF
- LIMITED COMMON AREA

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

D-34294 sheet 1 of 4

N/F
MAP 196 LOT 7
WALTER F. JR. & ALICE M. GOLEN
61 ASTILE STREET
TEWKSBURY, MA 01876
BK 2806 PG 1818

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18,III AND IV AND 672:14.

"I CERTIFY THAT THE SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

STEVEN O'NEIL, LLS — 11/16/06 DATE

CONDOMINIUM CERTIFICATION

"THE UNDERSIGNED CERTIFIES THAT HE IS A LICENSED REGISTERED SURVEYOR IN THE STATE OF NEW HAMPSHIRE AND CERTIFIES THAT THIS SITE PLAN IS ACCURATE AND DEPICTS THE LAND UNITS AND COMMON AREAS DEPICTED ON THE PLAN. THIS PLAN COMPLIES WITH THE PROVISION OF RSA CHAPTER 356-B:20(I)." THE BUILDINGS SHOWN THEREON ARE SUBSTANTIALLY COMPLETE.

STEVEN O'NEIL, LLS — 11/16/06 DATE

TOWN OF HAMPTON PLANNING BOARD

CHAIRPERSON — 11/16/06 DATE

LIMITED COMMON AREA TABLE			
UNIT	PARKING AREA (S.F.)	YARD (S.F.)	TOTAL
1		584	584 SF
2	162	450	612 SF
3	162	292	454 SF

APPLICANT/OWNER OF RECORD
KEITH D. CROWLEY
2 COLLEEN DRIVE
SALEM, NH 03079

PROJECT PARCEL
TOWN OF HAMPTON
TAX MAP 197, LOT 20
BOOK 4582, PAGE 0696

TOTAL LOT AREA
3,993 SQ. FT.
0.09 ACRES

Design: JAC	Draft: RGW	Date: 5/12/06
Checked: SON	Scale: 1"=10'	Project No.: 02090
Drawing Name: 02090-CondoSitePlan&FloorPlans.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

11/16/06 — STEVEN O'NEIL, LLS, 743

Rev.	Date	Revision	By
2	6/13/06	UPDATES PER PLANNING BOARD REVIEW	GPC
1	5/19/06	ISSUED FOR REVIEW	RGW

Jones & Beach Engineers, Inc.
Civil Engineering Services
PO Box 219
85 Portsmouth Ave.
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-Mail: jonesandbeach@empire.net

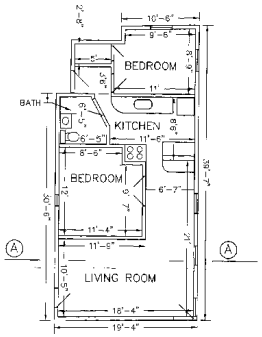
Drawing Name:	CONDOMINIUM SITE PLAN
Project:	TAX MAP 197, KOT 20 105-107 KINGS HIGHWAY, HAMPTON, NH 03842
Client:	KEITH D. CROWLEY 2 COLLEEN DRIVE, SALEM, NH 03079

DRAWING No.
CS1
SHEET 1 OF 4
JBE PROJECT No. 02090.1

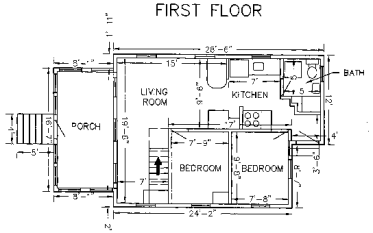
F:\Land Projects 3\02090-HAMPTON-KINGS-HIGHWY-SAKURA1\dwg\02090-CondoSitePlan&FlrPlans.dwg 11/16/2006 10:29:14 AM EST

D - 40696
03/14/2018 02:12:49 PM
Register of Deeds, Rockingham County
LCHIP 25.00
PLAN 26.00

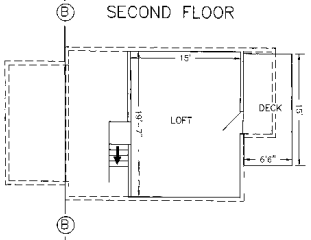
UNIT 1
FIRST FLOOR



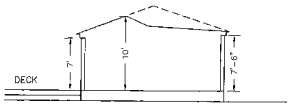
UNIT 2
FIRST FLOOR



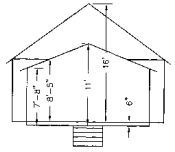
UNIT 2
SECOND FLOOR

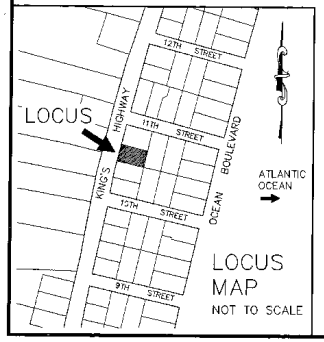


UNIT 1
CROSS SECTION (A)(A)



UNIT 2
CROSS SECTION (B)(B)





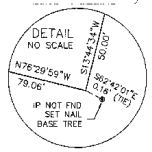
FLOOR PLANS

SCALE: 1/8" = 1'

GRAPHIC SCALE
8 0 4 8 16
1/8 INCH = 1 FOOT

I HEREBY CERTIFY THAT THIS FLOOR PLAN IS ACCURATE AND COMPLIES WITH RSA 356-B:20. UNITS 1 AND 2 AS DEPICTED HEREON ARE SUBSTANTIALLY COMPLETED.

Anne W. Bialobrzeski 10/19/17
ANNE W. BIALOBRZESKI NHLLS #752 DATE



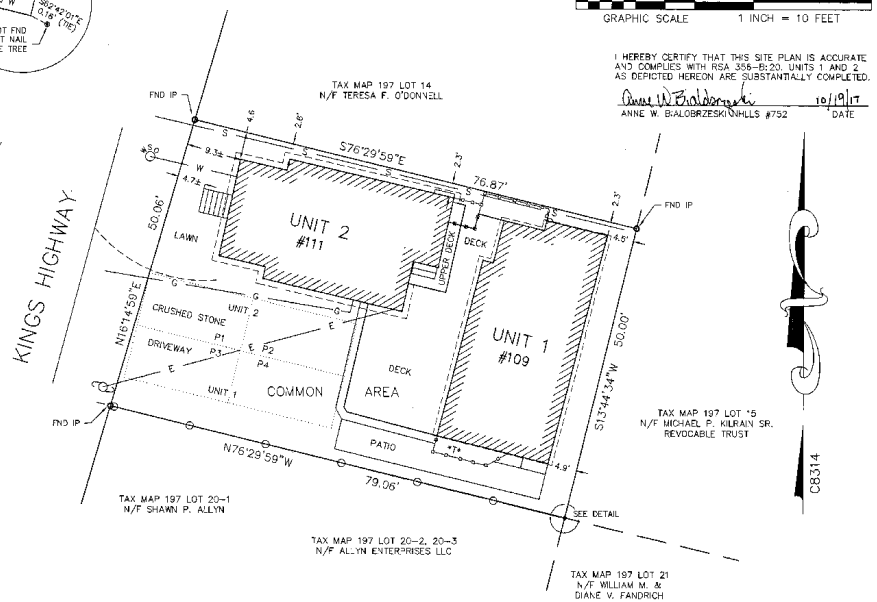
SITE PLAN

SCALE: 1"=10'

10 0 5 10 20 40
GRAPHIC SCALE 1 INCH = 10 FEET

I HEREBY CERTIFY THAT THIS SITE PLAN IS ACCURATE AND COMPLIES WITH RSA 356-B:20. UNITS 1 AND 2 AS DEPICTED HEREON ARE SUBSTANTIALLY COMPLETED.

Anne W. Bialobrzeski 10/19/17
ANNE W. BIALOBRZESKI NHLLS #752 DATE



OWNERS OF RECORD:

DAVID A. & ELIZABETH A. DALLY
78 MAYALL ROAD, WALTHAM, MA 02453
PAUL L. ANASTASI & ANNE M. HARDIMAN
14 CARROLL STREET, WATERTOWN, MA 02472
RCRD 3359-0051, RCRD 3799-2600
REF. RCRD PLAN C8314, RCRD 2534-1501
LOT AREA: 3897 SF±
TAX MAP 197 LOT 18

NOTES

1. ZONING CLASS: RA
2. SUBJECT PROPERTY IS LOCATED WITHIN FEMA FLOOD HAZARD ZONE AE (EL. 9). REFERENCE FEMA FIRM PANEL 33015C441E (05/17/05)
3. SUBSURFACE UTILITY LOCATIONS ARE GENERAL ONLY AND MUST BE FIELD VERIFIED PRIOR TO ANY FUTURE SITE ALTERATIONS.
4. PARKING SPACES SHOWN ARE 9' X 18'.

LEGEND

FND IP ○	FOUND IRON PIPE
—o—o—o—	STOCKADE FENCE
—o—o—o—	RAIL FENCE
	UTILITY POLE
—S—S—S—	SEWER LINE
—G—G—G—	GAS LINE
—W—W—W—	WATER LINE
EOP	EDGE OF PAVEMENT
—E—E—	OVERHEAD WIRES
"T"	TRASH ENCLOSURE

* REV. 10/19/2017 LABEL TRASH ENCLOSURE

HAMPTON PLANNING BOARD
DATE: 3/7/2018

10/19/17

SITE AND FLOOR PLANS
109-111 KINGS HIGHWAY CONDOMINIUM
109-111 KINGS HIGHWAY
TAX MAP 197 LOT 18
HAMPTON, NH

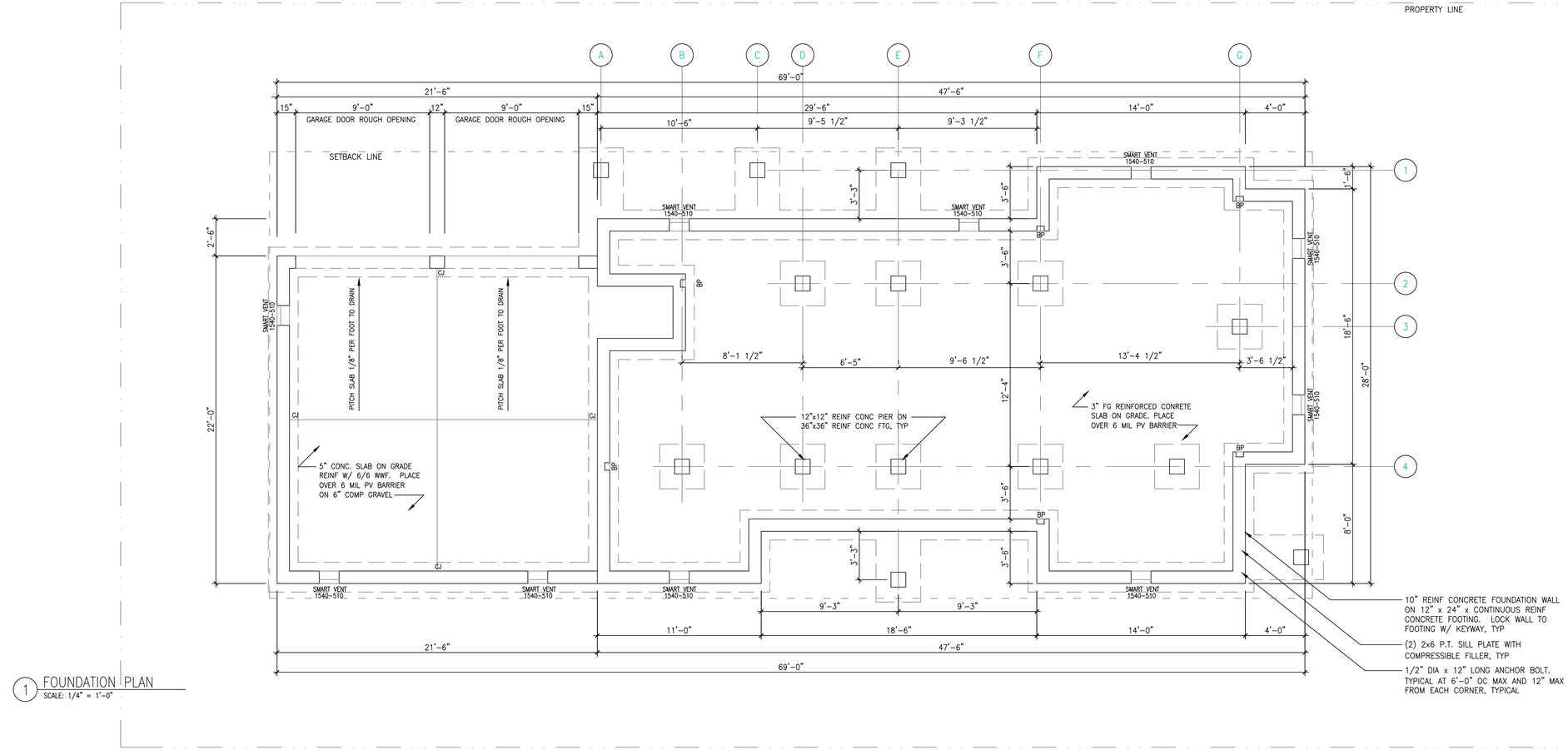
DAVID A. & ELIZABETH A. DALLY
PAUL L. ANASTASI & ANNE M. HARDIMAN

SCALE: AS NOTED APRIL 17, 2017 REVISED - 10/19/2017

STANDARD URBAN PROPERTY SURVEY
PREPARED BY
STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306
603 929-7404

767

D-40696



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

No.	Description	Date

DWG ISSUE & REVISION HISTORY

Stamp

Key Plan

Project Title:

VOLANTE RESIDENCE

4 TENTH STREET
HAMPTON, NH

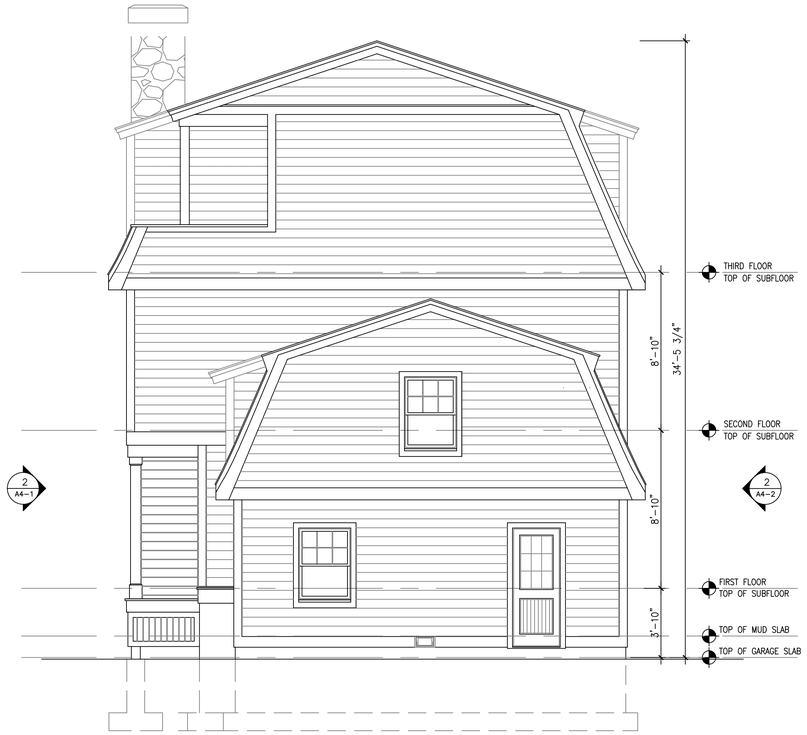
Drawing Title:

FOUNDATION PLAN

Project No.
Drawn By:
Checked By:
Approved By:
Date: **XX/XX/2020**

Scale: **1/4"=1'-0"**

Drawing No.



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

No.	Description	Date

DWG ISSUE & REVISION HISTORY

Stamp

Key Plan

Project Title:

VOLANTE RESIDENCE
4 TENTH STREET
HAMPTON, NH

Drawing Title:

NORTH ELEVATION
WEST ELEVATION

Project No.
Drawn By:
Checked By:
Approved By:
Date: **XX/XX/2020**

Scale: **1/4"=1'-0"**

Drawing No.

1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

No.	Description	Date

DWG ISSUE & REVISION HISTORY

Stamp

Key Plan

Project Title:

VOLANTE RESIDENCE
4 TENTH STREET
HAMPTON, NH

Drawing Title:

SOUTH ELEVATION
EAST ELEVATION

Project No.
Drawn By:
Checked By:
Approved By:
Date: **XX/XX/2020**

Scale: **1/4"=1'-0"**

Drawing No.